

## Parking Management

To facilitate achievement of TDM goals and encourage transit use, shared parking for uses which have different peak demand periods, instituting paid parking, or other parking reduction strategies such as commitment to the half-mile and quarter-mile parking maximums rates shown in the table below are encouraged. These parking strategies can serve to reduce trips and more efficiently organize and utilize the area. For development within a half mile of the Metrorail station, a parking plan should be submitted along with a development application that demonstrates an effort to reduce parking and that the amount of parking that is provided is sized to support the development. The following table has recommended—target parking rates minimums for areas within a half mile of the Metro station.

Note: The Work Group expressed some concern about inflexibility in the Parking Management text.

**Table X: Target Parking Rates for Areas Within One Half Mile of Station**

Use	Fairfax County Parking Requirement	<1/2 Mile from Metro	Optional 10% Reduction <1/4 Mile from Metro
		Target Parking Rate	Target Parking Rate
Residential or Lodging Unit			
Townhouses	2.7	2.0	1.8
Multifamily 0-1 Bedroom	1.6	1.3	1.2
Multifamily 2 Bedroom	1.6	1.5	1.4
Multifamily 3+ Bedroom	1.6	2.0	1.8
Hotel	1.08	1.08	1.0
Commercial Spaces/1,000 Sq. Ft.			
>125,000 Sq. Ft.	2.6	2.2	2.0
<125,000 Sq. Ft.	3.6	2.3	2.1
Retail	4.0-4.8	3.2-3.8*	No Minimum*

\*For uses not specifically listed above, the minimum parking space requirement set forth in sections 11-103, 11-104, 11-105 and 11-106 shall apply as follows: In TOD districts, the first 5,000 square feet of gross floor area located on the ground or street level for the following uses shall not be included in the calculation of required parking: personal/business services, fast food restaurant, quick service food store and/or eating establishment. Beyond 5,000 square feet the minimum number of parking spaces required shall be based on eighty percent (80%) of the specified rates set forth in such Sections.